PICK-UP

Instr:200004040033593 Page: 1 OF 6
REC'D FOR REC 04/04/2000 12:09:33PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $2165.61

THIS INSTRUMENT PREPARED BY:
Barrett B. Sutton, Jr.
YOPP & SWEENEY, PLC
414 Union Street, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Clayton, Mary P. Kyle, and Dollye Clayton c/o Scott Clayton 1220 Saxon Drive Nashville, Tennessee 37215	Same	Map 95-13 Parcel 24

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TICE FAMILY PROPERTY, L.L.C., a Tennessee limited liability company (the "Grantor"), hereby transfers and conveys to the hereinafter described grantees (collectively, the "Grantees") as tenants-in-common, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as Lot No. 33 on the Plan of Metropolitan Industrial Park, Section 26 (the "Plat"), the plat of which is of record in Book 4350, Book 121, in the Register's Office for Davidson County, Tennessee (the "Property"), and being the same property conveyed to Service Printing Ink, Co., by deed of record in Book 4431, Page 218, said Register's Office. The said Service Printing Ink, Co. changed its name to Service Printing Ink & Supply Company by Articles of Amendment to the Charter of Service Printing Ink, Co. filed on January 12, 1995 in the Office of the Secretary of State of Tennessee. The said Service Printing Ink & Supply Company subsequently merged into Tice Family Property, L.L.C., as evidenced by Certificate of Merger of Service Printing Ink & Supply Company with and into Tice Family Property, L.L.C., filed March 14, 1995 in the Office of the Secretary of State, a certified copy of which Certificate is being recorded in said Register's Office immediately prior to this instrument.

GRANTOR hereby conveys all of Grantor's right, title and interest in and to the Property to Grantees, their heirs and assigns, in the following undivided percentage interests, as tenants-in-common: a thirty percent (30%) undivided interest as tenant-in-common to SCOTT CLAYTON; a forty percent (40%) undivided interest as tenant-in-common to MARY P. KYLE; and a thirty percent (30%) interest as tenant-in-common to DOLLYE CLAYTON.

TO HAVE AND TO HOLD the said Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever, subject to easements and restrictions of record, zoning ordinances affecting the Property, subdivision restrictions affecting the Property, and such other matters as are set forth on Exhibit A attached hereto and incorporated herein by reference.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said Property to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. Grantees shall be responsible for payment of all real estate taxes for the current year.

Except for the special warranty set forth above, the Property is conveyed "AS IS", "WITH ALL FAULTS", without representation or warranty by Grantor as to the condition of the Property, its suitability for any particular use, or any other matter.

IN WITNESS WHEREOF, Grantor executed this instrument on this 31st day of March, 2000.

GRANTOR:

TICE FAMILY PROPERTY, L.L.C.
a Tennessee Limited Liability Company

By: _____
Sandra Tice Dunlavy, Member Manager

By: MARITAL TRUST UNDER THE WILL OF FRANK T. TICE, Member

By: _____
Brad Dunlavy
Its: Co-Trustee

By: _____
Ruthe G. Tice
Its: Co-Trustee

By: _____
Ruthe G. Tice, Individually, Member

STATE OF TENNESSEE)
COUNTY OF Nashville)

The actual consideration or value (whichever is greater) for this transfer is $585,300.00.

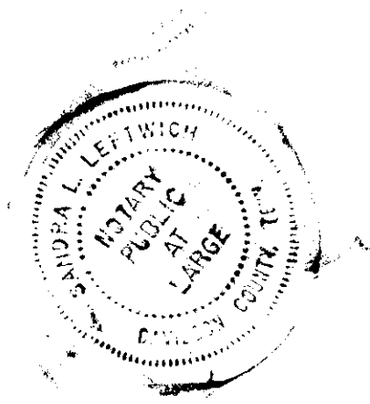
Affiant

Subscribed and sworn to before me, this 31st day of March, 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires:

3-24-2001



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Sandra Tice Dunlavy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member Manager of TICE FAMILY PROPERTY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she as such Member Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company by herself as Member Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31st day of March, 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires:

3-24-2001

[NOTARIAL SEAL]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ruthe G. Tice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of TICE FAMILY PROPERTY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company by herself as member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31st day of March, 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires:

3-24-2001

[NOTARIAL SEAL]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ruthe G. Tice, co-trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be co-trustee for the Marital Trust under the Will of Frank T. Tice, which is a member of TICE FAMILY PROPERTY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she as such co-trustee, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Trust in its capacity as a member of the limited liability company.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31st day of March, 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires:

3-24-2001

[NOTARIAL SEAL]



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Brad Dunlavy, co-trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be co-trustee for the Marital Trust under the Will of Frank T. Tice, which is a member of TICE FAMILY PROPERTY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such co-trustee, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Trust in its capacity as a member of the limited liability company.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31st day of March, 2000.

Sandra L. Leftwich
Notary Public

My Commission Expires:

3-24-2001

[NOTARIAL SEAL]

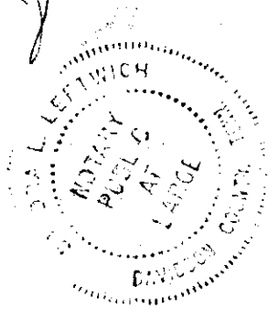


Exhibit A

Permitted Encumbrances

1. Property taxes for 2000, a lien, which are not yet due and payable.
2. Easements and restrictions of record in the Register's Office for Davidson County, Tennessee.
3. Zoning ordinances and subdivision restrictions governing the Property.
4. Existing Lease between Grantor and BESCO Graphic Systems Corp, an Illinois Corporation.
5. All matters shown on the Plat of record in Book 4350, page 121, said Register's Office.
6. Easement of record in Book 5344, Page 111, said Register's Office.
7. All matters shown on that certain Survey of Lot 33, Metropolitan Industrial Park, dated March 24, 2000, prepared by Cherry Land Surveying.